

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
N/S Shrewsbury Court, 310 ft. * ZONING COMMISSIONER
+/- N of c/l Clifford Road * OF BALTIMORE COUNTY
48 Shrewsbury Court *
11th Election District * Case No. 95-28-A
5th Councilmanic District *
Frank Biro
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank Biro for that property known as 48 Shrewsbury Court in the Featherhill subdivision, Section III, Phase 2A of White Marsh in Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear and side yard setbacks of 0 ft. in lieu of the required 2.5 ft. for an accessory structure (shed), as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

8/2/98

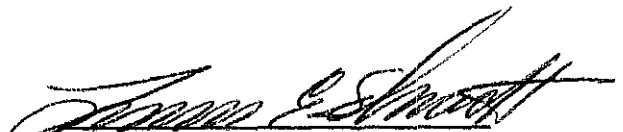
By: M. Howard

MICROFILMED

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear and side yard setbacks of 0 ft., in lieu of the required 2.5 ft., for an accessory structure (shed), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

COPIES RECEIVED FOR FILING
8/25/94
BY: [Signature]

RECEIVED



Petition for Administrative Variance

95-28-A

to the Zoning Commissioner of Baltimore County

for the property located at 48 SHREWSBURY CT

which is presently zoned Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.13 BCZR, To permit Rear & Side Yard setbacks of 0' in lieu of The required 2.5' (Shed).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) I have a 7' high hill that crosses my back yard. If I don't place my shed at the top of the hill in the corner, I would have to place it next to my deck. This would unreasonably prevent the use of my property, for which it was intended. Also, placing the shed at the bottom of my hill would affect the swale of the development which could cause health & safety problems. My shed was built to county code @ 8x12 and shortening it to comply with current regulations is unreasonably burdensome, if not impossible. Also, building at the bottom of the hill Property is to be posted and advertised as prescribed by Zoning Regulations. will affect the swale. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

FRANK BIRD

(Type or Print Name)

Signature

(Type or Print Name)

Signature

48 SHREWSBURY CT

Address

931-3767 (H)

965-0271 (W)

Phone No.

Perry Hall MD

City

State

21128

Zipcode

Name, Address and phone number of representative to be contacted

Name

SAME

Address

Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

7-27-94

8-14-94

Printed with Soybean Ink
on Recycled Paper

ITEM #:

30

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 48 STREWSbury CT
address
Perry Hall MD 21128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Due to the fact my lot is only 15 x 102, this leaves little room for compliance with the 25' setback provisions. Before I built the shed, I called the county for code requirements and was not advised of zoning requirements. I thought I was doing the right thing. The problem with my property is that I have a hill that cuts across the back. I can only build on either the top or bottom of the hill. Building on the bottom not only renders my property unusable, it would also affect the quality of the development. I have only one choice and that is to put the shed on top of the hill and request a variance.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
FRANK BIRO
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29th day of June, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

FRANK BIRO

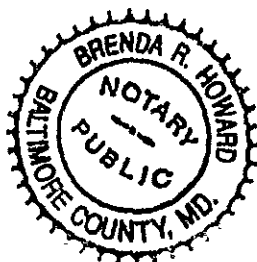
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6/29/94.
date

Brenda R. Howard
NOTARY PUBLIC

My Commission Expires: 3-1-97



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

B-28-A

District *11th* Date of Posting *8/12/99*

Posted for: *Variance*

Petitioner: *Frank Bird*

Location of property: *H8 Shrovesbury CT, NB*

Location of Signs: *Facing roadway, on property being zoned*

Remarks:

Posted by *M. Stealy* Date of return: *8/12/99*
Signature

Number of Signs: *1*

RECEIVED
BALTIMORE COUNTY
ZONING DEPARTMENT
AUG 12 1999





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

#30

receipt

95-28-A

Account: R-001-6150

Number

JCM

Date

7-27-94

FRANK BIRD

48 SHREWSBURY CT

ADMIN VAR (010)
PERMIT (080)

50.00

35.00

85.00

MICROFILMED

03A03#0060MICHR

BA 0003114PM07-27-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 23, 1994

Mr. Frank Biro
48 Shrewsbury Court
Perry Hall, Maryland 21128

RE: Petition for Administrative Variance
Case No. 95-28-A
Property: 48 Shrewsbury Court

Dear Mr. Biro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 48 SHREWSBURY CT.

Election District 11

(address)
Councilmanic District 5

Beginning at a point on the North side of SHREWSBURY CT
(north, south, east or west)

(street on which property fronts) which is 40'
(number of feet of right-of way width)

wide at a distance of 310' - north of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CLIFFORD RD.
(name of street)

which is 40' wide. *Being Lot # 59

Block C, Section # III in the subdivision of
Feather Hill
(name of subdivision) as recorded in Baltimore County Plat

Book # E.H.K., JR NO.54, Folio # 68, containing

1530 sq. ft. or .04 ACRES
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber ____, Folio ____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 30

Petitioner: FRANK BIRCH

Location: 48 SHREWSBURY Ct PERRY HALL Md. 21228

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: SAME

PHONE NUMBER: 931-3767

AJ:ggs

MAILED 11/10/93

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 22, 1994

(410) 887-3353

Mr. Frank Bivo
48 Shrewsbury Court
Perry Hall, MD 21128

RE: Item No. 30, Case No. 95-28-A
Petitioner: Frank Bivo
Petition for Administrative Variance

Dear Mr. Bivo:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 27, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

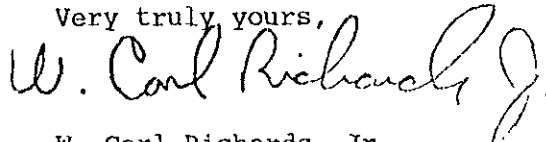
- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." The signature is written in dark ink and is positioned above the typed name.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP- 1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25,26,29,30,31,32,
33 AND 34.

RECEIVED
AUG 9 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 807-4881, MS-1102F

cc: File

...RECEIVED





Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

8-2-94

JULIE WINIARSKI
Ms. ~~Charlotte Minton~~
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 30 (JCM)

WINIARSKI:
Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

DAVID W. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

RECEIVED

AUG 2 1994

ZADM

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

95-28

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL:lw

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Frank Biro
48 Shrewsbury Court
Perry Hall, Maryland 21128

Re: CASE NUMBER: 95-28-A (Item 30)
48 Shrewsbury Court
N/S Shrewsbury Court, 310' +/- N of c/l Clifford Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 7, 1994. The closing date (August 22, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

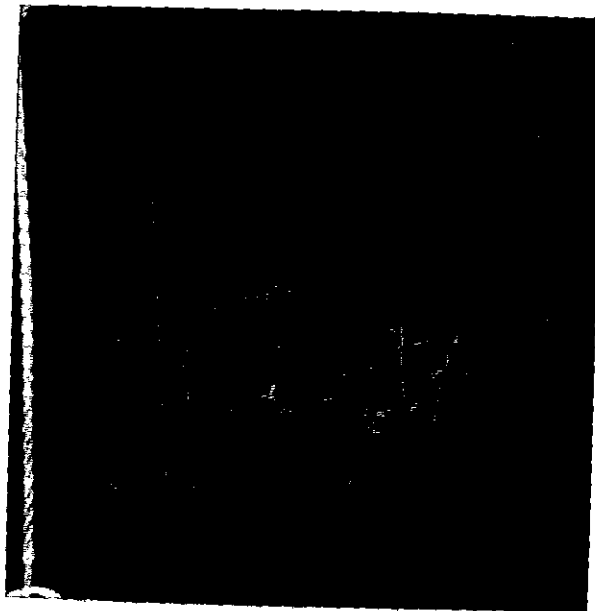
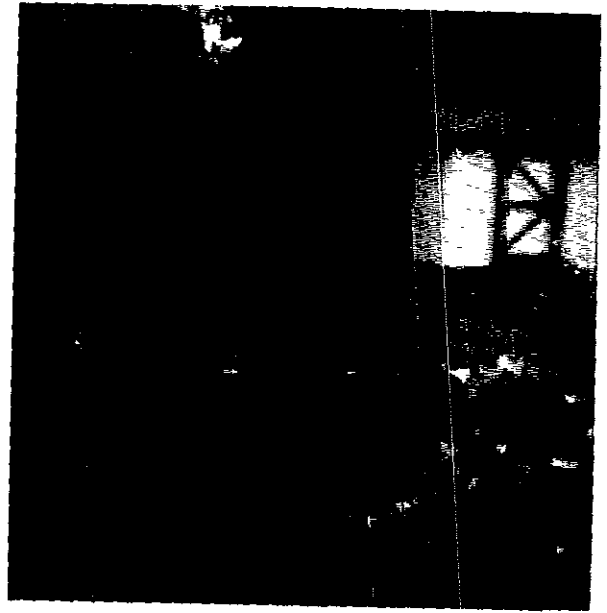
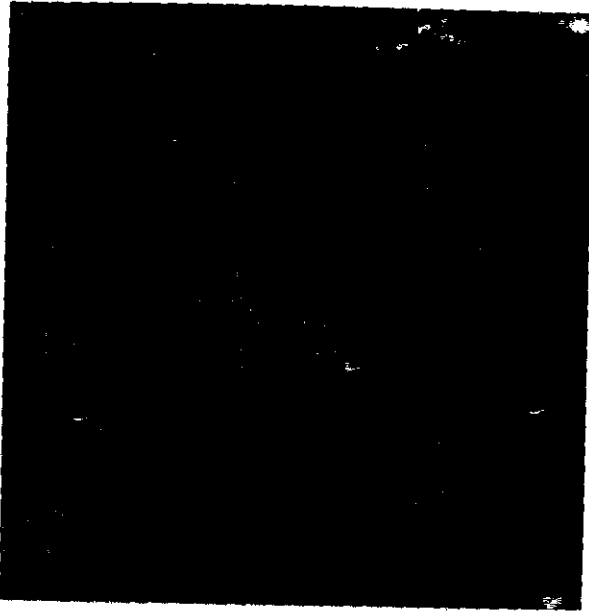
A faint, circular official stamp or seal, mostly illegible due to fading.

#46	#48	#50	#57	#55	#53
15.00	15.00	33.79	33.70	15.00	15.00

[illegible]

Qm 30

95-28-A



MICROFILMED

25

SILVER

NE 00 H (= 200)

95-28-A

WHITE MARSH

BL-CVS

90-241-A
6-22

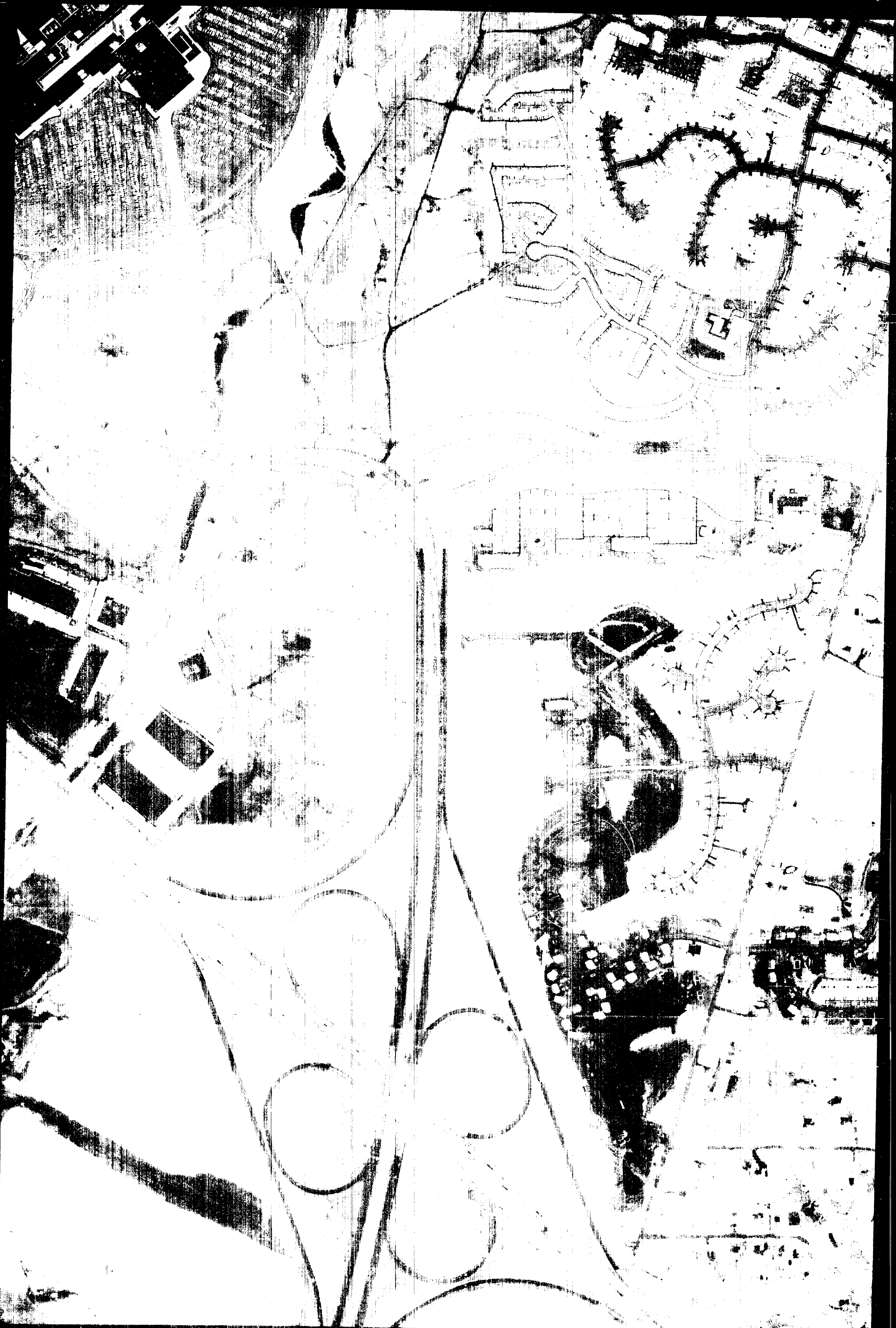
HONEYGO

N70CNI7

WOODS

0270

MAGNOLIA



95-28-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON WHITE MARSH VICINITY	N.E. 8-H
DATE OF PHOTOGRAPHY JANUARY 1986		MICROFILMED

30

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
N/S Shrewsbury Court, 310 ft.
+/- N of c/l Clifford Road
48 Shrewsbury Court
11th Election District
5th Councilmanic District
Frank Biro
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-28-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank Biro for that property known as 48 Shrewsbury Court in the Featherhill subdivision, Section III, Phase 2A of White Marsh in Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear and side yard setbacks of 0 ft. in lieu of the required 2.5 ft. for an accessory structure (shed), as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit rear and side yard setbacks of 0 ft., in lieu of the required 2.5 ft., for an accessory structure (shed), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 23, 1994

Mr. Frank Biro
48 Shrewsbury Court
Perry Hall, Maryland 21128

RE: Petition for Administrative Variance
Case No. 95-28-A
Property: 48 Shrewsbury Court

Dear Mr. Biro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 987-3391.

LES:mmm
enc1.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 48 Shrewsbury Ct
which is presently zoned Residential

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition(s) for a Variance from Section(s) 400.1, B.C.Z.R., to permit rear & side yard setbacks of 0 ft. in lieu of the required 2.5' (Shed).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty of compliance with the regulations, and the reasons therefor, and the reasons why the variance is necessary and proper.)
I have a shed on my property that crosses my back yard. If I don't place my shed at the top of the hill at the corner, I would have to place it next to my deck. This would unreasonably prevent the use of my property, and which is intended for development which could cause health & safety problems. My shed was built to comply with current regulations, it is not impeding the view of the property, it is to be posted and advertised as prescribed by Zoning Regulations. I will agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

Type or Print Name

Signature

Address

City State Zipcode

Type or Print Name

Signature

Address

City State Zipcode

Write on solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Signature

Type or Print Name

Signature

Address

City State Zipcode

Name Address and phone number of representative to be contacted

Name

Address

City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

REVIEWED BY QUM DATE 7-27-94
8-14-94

Zoning Commissioner of Baltimore County

Printed with Drybas Ink on Recycled Paper

ITEM #: 30

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11B Date of Posting 8/12/94

Posted for: Variance

Petitioner: Frank Biro

Location of property: 48 Shrewsbury Ct, N/S

Location of Sign: Lawry Roadway, on property being zoned

Remarks: _____

Posted by: Matthew Date of return: 8/12/94

Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-01-6150

Number JCM

Date 7-27-94

FRANK BIRO

48 Shrewsbury Ct

ADMIN. VAR (010)
POSTING (CE0)

50.00

35.00

85.00

03A03N0060M1CHRC
BA C003:14PN07-27-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 48 Shrewsbury Ct

Perry Hall MD 21128

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)

Due to the fact my lot is only 15 x 102, this leaves little room for compliance with the 2 1/2' setback provisions. Before I built the shed, I called the county for setback requirements and was not advised of zoning requirements. I thought I was doing the right thing. The problem with my property is that I have a hill that cuts across the back. I can only build on either the top or bottom of the hill. Building on the bottom not only makes my property unusable, it would also affect the grade of the development. I have only one choice and that is to put the shed on top of the hill and request a variance. That Affiant(s) acknowledges that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature of Affiant(s)
FRANK BIRO

Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 29th day of June, 19 94, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared

FRANK BIRO

Signature of Notary Public

Notary Public

AS WITNESS my hand and Notarial Seal.

6/29/94

My Commission Expires: 3-1-97

EXAMPLE 3 - Zoning Description - 3 copies 95-28-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 48 Shrewsbury Ct

Election District 11 Councilmanic District 5

Beginning at a point on the NORTH side of Shrewsbury Ct

(north, south, east or west)

which is 40' (number of feet of right-of-way width)

(street on which property fronts)

wide at a distance of 310'-1" (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street CLIFFORD RD. (name of street)

which is 40' (number of feet of right-of-way width) wide. *Being Lot # 59.

Block C, Section # III in the subdivision of

Feather Hill as recorded in Baltimore County Plat

Book # E-4 K, JR NEST, Folio # 68, containing

1530 sq ft (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87' 12" 13" E. 321.1 ft., S.18' 27" 03" E.87.2 ft., S.62' 39" 00" W. 318 ft., and N.08' 15' 22" W. 80 ft. to the place of beginning.

7

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 30

Petitioner: FRANK BIRO

Location: 48 Shrewsbury Ct Perry Hall, Md. 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: SAME

PHONE NUMBER: 931-3767

AD:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 22, 1994

(410) 887-3353

Mr. Frank Bivo
48 Shrewsbury Court
Perry Hall, MD 21128

RE: Item No. 30, Case No. 95-28-A
Petitioner: Frank Bivo
Petition for Administrative Variance

Dear Mr. Bivo:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 27, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments
August 22, 1994
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

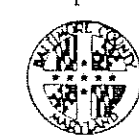
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

9. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25,26,29,30,31,32, 33 AND 34.

RECEIVED
AUG 9 1994
ZADM

REVIEWER: LT. ROBERT P. GRAEFMANN
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

8-2-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. # 30 (JCM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

DAVID N. RANNEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

RECEIVED
AUG 2 1994
ZADM

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Pat Keller*

PK/JL:lw

ZAC, 24/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Frank Bivo
48 Shrewsbury Court
Perry Hall, Maryland 21128

Re: CASE NUMBER: 95-28-A (Item 30)
48 Shrewsbury Court
48 Shrewsbury Court, 310' +/- W of c/l Clifford Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 7, 1994. The closing date (August 22, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

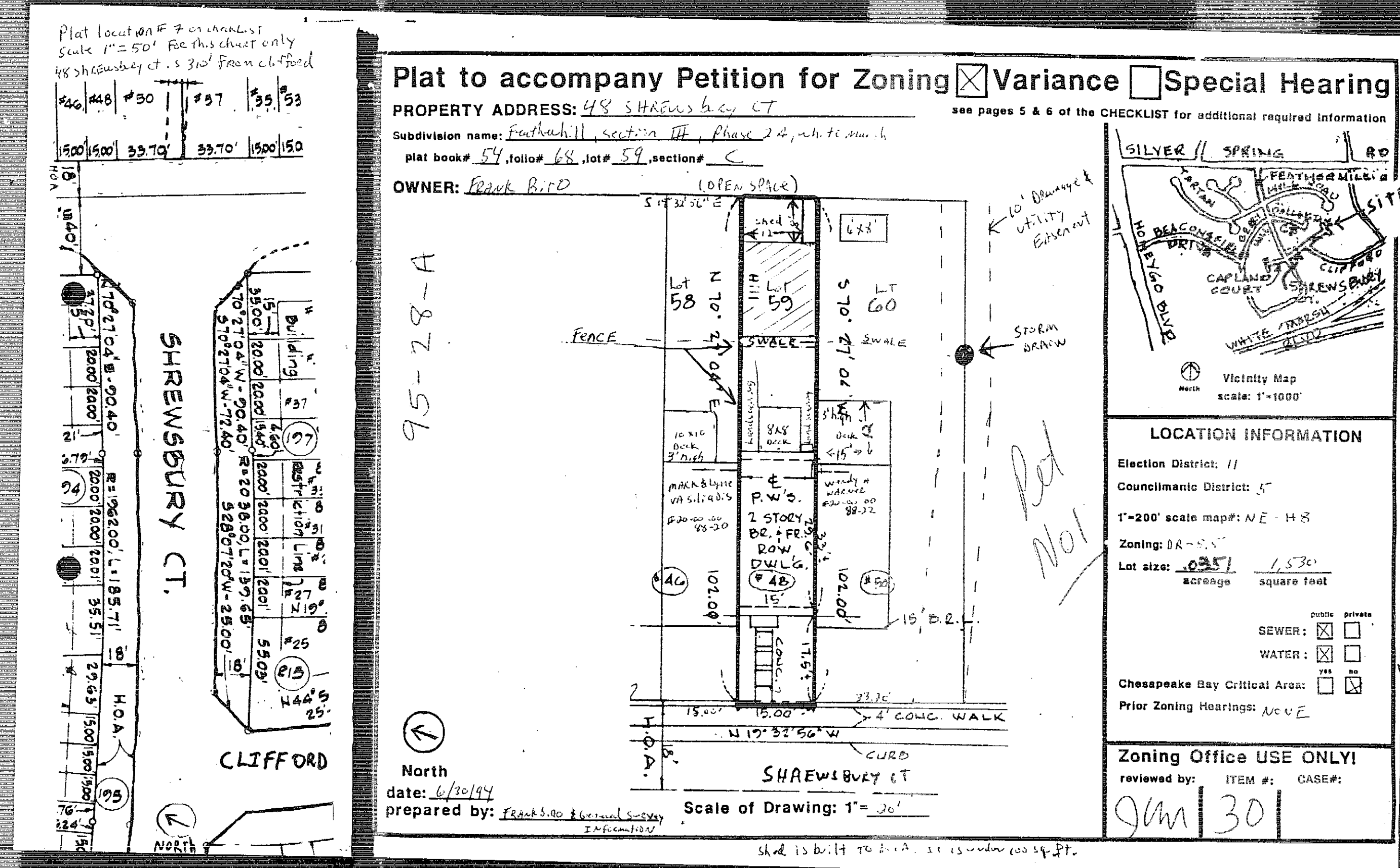
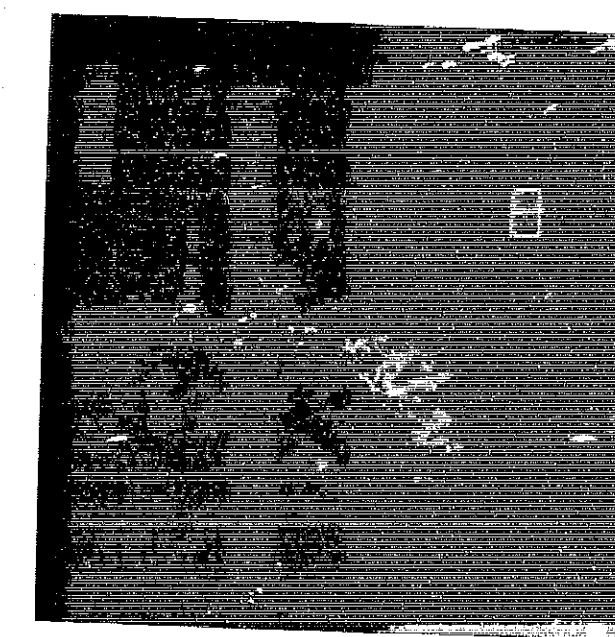
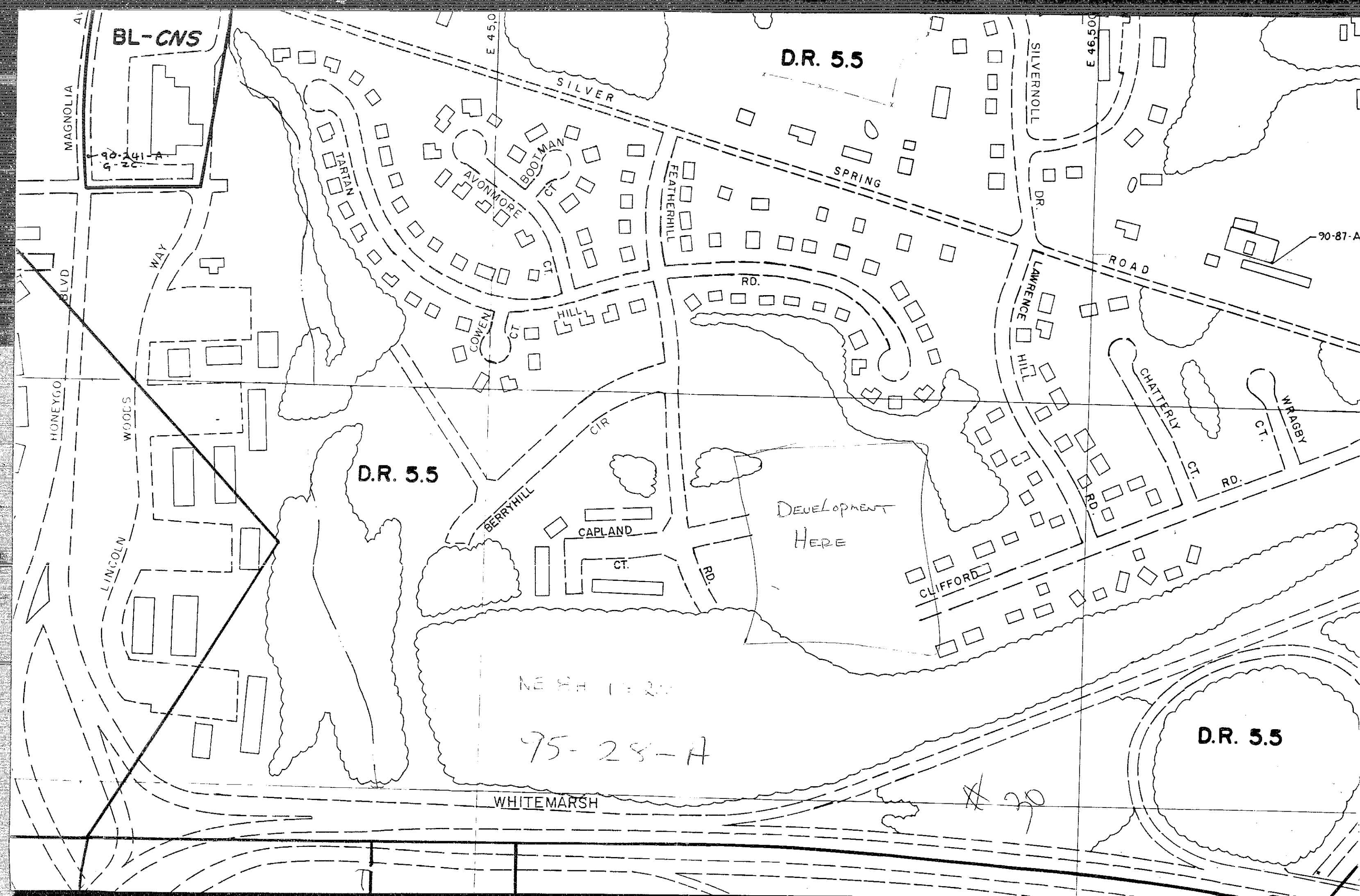
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

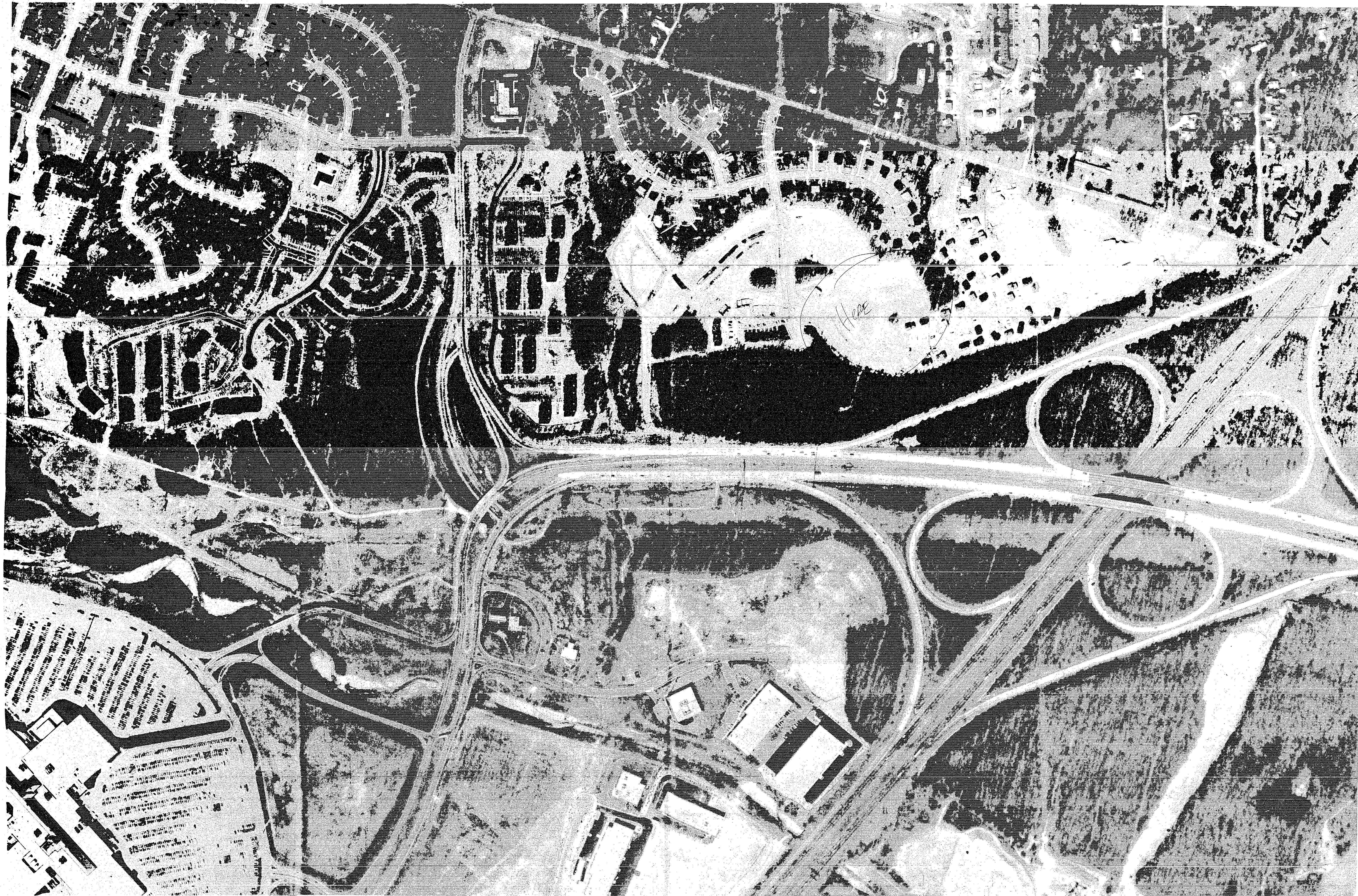
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

Printed with Soybean Ink
on Recycled Paper





95-28-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON WHITE MARSH VICINITY	NE. 8-H
DATE OF PHOTOGRAPHY JANUARY 1986		

#390